

PLANNING COMMISSION MINUTES

July 2, 1991

Present: Chairman Cheryl Okubo, Berwyn Andrus, Dick Dresher, Elaine McKay, Mick Johnson, Kathi Izatt, Mike Holmes; Jack Balling, City Engineer; Jon Reed Boothe, City Planner

Excused: Les Foy, City Council Rep.; Jeff Chretien; Shirley Chevalier, Recording Secretary

Invocation: Cheryl Okubo

Minutes of June 18, 1991 were unanimously approved as written. subdivisions - Preliminary:

7-2-91.5A Maple Hills #4, Formerly Maple Cove #1, 1800 E. Maple Hills Dr., Ron Marshall, Developer

This subdivision was granted preliminary approval in 1987, and the first phase containing 36 lots was developed. The subdivision has since been taken over by the bank and not completed. A portion of the curb and gutter, paved streets, sewer, water & utilities have been installed.

In the second phase of the development the roads were to be looped across the ridge and tied back together. Mr. Marshall proposes to change the preliminary plan by terminating the two roads (Cove Lane and Maple Cove Drive) into cul-de-sacs. Staff is concerned that the two stub roads are much longer than ordinance allows for a dead-end street (600 ft.). one of these roads is 1100 ft. and the other 1000 ft. to get to the building lots. The termination of these roads would stop further development to the south, and would eliminate more cutting and scarring of the hillside; however, it would negatively affect the access and serviceability of the area, providing only one means of ingress and egress. Some of the lots are questionable as to the accessibility now. There will be cuts and fills around the cul-de-sac area, but Mr. Marshall feels that with proper concrete work and a good plan they will not make too big an impact.

Staff feels that terminating the roads would be good in restricting any further development of the area, and although a variance to the ordinance would be required from City Council, approval would be in the best interest of the public.

After much discussion, Elaine McKay made a motion to grant preliminary approval to this subdivision, terminating at the red cul-de-sac design; seconded by Mick Johnson; Mike Holmes is opposed and requested more discussion. He does not want to set a precedent based on one developer's needs; ordinance does not allow dead end streets to exceed 600 ft. and he wants to stay with the original approval which would support the ordinance. The options are to extend the road (yellow design) which will cut a lot of the hillside, or end the roads in a cul-de-sac (red design) which will be in violation of the ordinance.

Kathi Izatt said, while she does not like any of the options, she prefers to go back to something that was approved before rather than compounding the error by making the cul-de-sacs so long.

Chairman Okubo asked for a vote on the motion. The motion was defeated 4-2.

The Planning Commission will take a field trip to the site in two weeks, and this item can be scheduled again.

Subdivisions - Final:

7-2-91.7A Temple Hill Estates Plat B, 16 Lots, 1450 E. 600 S., Dean Hill, Developer

Mr. Balling reported that the final drawings have been submitted for this phase, and staff recommends final approval subject to the attached letter regarding fees, bonds, and other requirements.

Mike Holmes made a motion to grant final approval to Temple Hill Estates Subdivision, Plat B, subject to the recommendations listed on the June 28th letter (attached); Berwyn Andrus seconded; Kathi Izatt opposed; majority approved 5-1.

7-2-91.7B Sterling Heights Plats A & B, 18 Lots, 3800 S. Davis Blvd.

The final review of the plans has not been completed at this time, but appear to be in compliance. The bond letter will be prepared when the review has been made.

Staff recommends final approval subject to the following:

1. Completion of the plans according to the review by City Engineer;
2. Provide a Title Report showing clear title to properties intended for public use;
3. Posting of a Letter of Credit and Guarantee for the site improvements;
4. Payment of all required fees.

Both phases will be bonded assuring the roads will be completed. The improvements are already in. Planning Commission recommends that both plats be recorded at the same time. The concern is that if Plat B is not finished, the city is left with an undesirable and unsafe cul-de-sac.

Elaine McKay made a motion to approve Sterling Heights Subdivision Plats A & B, subject to staff recommendations, and the recommendation that the entire subdivision be bonded and recorded at the same time; Kathi Izatt seconded the motion; voting was unanimous.

Commercial Applications:

7-2-91.10A Bob's Oil Exchange, Preliminary & Final Site Plan, 198 N. 500 W.

This item was postponed to July 16, 1991 meeting.

Miscellaneous:

7-2-91.10A Fence Variance for Sports Court, James Crawford, 118 E. 1000 S.

Mr. Crawford previously appeared before the Planning Commission on June 4, 1991, at which time he was asked to return with elevations.

The sports court is proposed for the southwest corner of his lot, and the brick wall going from the southwest corner approximately 61 ft. north, to be 12 ft. high. Nylon mesh will be added around the south side and back along the east to the north property line.

Ordinance states that within an area 20 ft. wide and parallel to both streets, there can only be a 2 ft. high solid fence or 4 ft. open chain link fence.

Mr. Crawford now wishes to construct a fence totalling 11 ft. using the retaining wall as the solid base.

Mike Holmes made a motion to approve a 3 ft. high solid wall, from sidewalk level on 100 East, and an additional 8 ft. or less of open chain link type material on top of the 3 ft. wall, provided that the sports court has been built previous to the upper 8 ft. of fence being constructed.

Kathi Izatt seconded the motion; Dick Drescher opposed; voting was by 5-1 majority.

7-2-91.11B Consider Approval of a Temporary Building for Lakeview Hospital (Continued from June 18, 1991 meeting.)

The temporary unit will be a heart catheterization lab located at the southeast corner of the hospital. The unit will be used for approximately 18 months. It will be connected to the hospital by an enclosed structure with a door at one end for emergency exit. Planning Commission may grant a temporary permit that complies with all applicable city codes; obtain the State Fire Marshall's approval; State Health Dept.'s approval; obtain all required permits and inspections, for an 18 month period.

When the new addition to the hospital is built, it will house the catheterization lab, and this temporary structure will be removed.

Kathi Izatt made a motion to approve the temporary building for Lakeview Hospital heart catheterization lab for a period of 12 months with the caveat that if it is still necessary for an additional 6 months, they come back to us at that time. Motion died for lack of a second.

Berwyn Andrus made a motion to approve the temporary building for Lakeview Hospital heart catheterization lab for a period of 24 months; seconded by Mike Holmes; Kathi Izatt abstained; motion carried by majority, 5-1.

There has been some concern about policies and procedures in Planning Commissions. A work session will be held August 27, 1991, 6:00 PM. Cheryl asked each member to come prepared with what they believe policies and procedures should be, to adopt some bylaws.

The issue of temporary building permits being granted will be scheduled for review by Planning Commission along with City Council. Mike Holmes made a motion to ask City Council to review the temporary structure portion of the ordinance and give the Planning Commission some clarification; Jack Balling will inform City Council of the temporary buildings in the city which are not permitted; Kathi Izatt seconded the motion; voting was unanimous.

Meeting adjourned at 9:00 PM.